



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
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"To Enrich Lives Through Effective And Caring Service"

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October 08, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

24 October 8, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**AMENDMENT TO THE AGREEMENT WITH
GLASER WEIL FINK JACOBS HOWARD AVCHEN & SHAPIRO LLP
FOR REAL ESTATE CONSULTING SERVICES
(FIRST, SECOND, AND FOURTH DISTRICTS)
(3 VOTES)**

SUBJECT

This Board letter recommends that the Chief Executive Officer, or his designee, be delegated the authority to amend the agreement with Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLP (Agreement No. AO 13 020) for the provision of real property consultation and negotiation services for Marina del Rey, the Los Angeles Civic Center area, the Martin Luther King, Jr. Hospital, and for other similar services, as needed.

IT IS RECOMMENDED THAT THE BOARD:

1. Award and authorize the Chief Executive Officer, or his designee, to amend the agreement with Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLP for the provision of real property consultation and negotiation services, as needed, for Marina del Rey, the Los Angeles Civic Center area, and to add the Martin Luther King, Jr. Hospital.
2. Authorize the Chief Executive Officer, or his designee, to extend the term of contract, and increase the contract sum to a maximum not-to-exceed cost of \$610,000, upon approval by County Counsel and with notice to the Board.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The new Martin Luther King, Jr. Community Hospital (MLK Hospital) is currently under construction

and is scheduled to be complete November 2013. The County has partnered with the Los Angeles Healthcare Corporation (MLK-LA), a non-profit organization, as the potential operator of the new MLK Hospital. In order to open the new MLK Hospital and provide vital health care services to the residents of the South Los Angeles community, the County must negotiate and finalize the terms of a building lease and operational agreement with MLK-LA. The opening of the hospital is dependent upon the successful execution of these agreements.

For the past few months, Mr. Richard S. Volpert, a partner at Glaser Weil Fink Jacobs Howard Avchen & Shapiro LLC (Glaser Weil), has been providing specialized real estate consultant services to the Chief Executive Office (CEO), on the MLK Hospital Project, under the scope of Agreement No. AO 13 020. The capacity of this agreement will soon be exhausted, and additional capacity is required to maintain continuity and progress of the MLK Hospital negotiations. Therefore, amendment of the agreement with Glaser Weil is necessary to complete negotiation of a lease and operating terms with MLK-LA.

Under the proposed contract amendment, Glaser Weil will continue consultation and negotiation services for the MLK Hospital Project, and commit two additional partners with extensive experience in real estate matters, including large construction projects, to assist the County with lease negotiations for the future operation of the MLK Hospital.

Mr. Volpert has provided service to the County for more than 10 years and acted on behalf of the County in negotiation of leases for various real estate projects in the Los Angeles Civic Center area and Marina del Rey. At this time, Glaser Weil's continued consultation services are needed to finalize the lease negotiations for the MLK Hospital.

Implementation of Strategic Plan Goals

Amending the contract with Glaser Weil for real property-related advice and negotiation services supports the County's Strategic Plan Goal of Operational Effectiveness (Goal 1) by streamlining the contracting process.

FISCAL IMPACT/FINANCING

Approval of the proposed amendment to Glaser Weil's contract will increase the overall contract amount by \$350,000, for a new maximum not-to-exceed amount of \$610,000.

The contract and the proposed amendment will be funded within the Non-departmental Special Accounts (NDSA) Budget. Funding is available in the Fiscal Year 2013-14 NDSA Budget for expenditures under this contract anticipated in the current fiscal year.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Glaser Weil is a real estate consulting services firm with the necessary specialized technical skills to perform real property consultation and negotiations on behalf of the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services as a result of this proposed contract amendment.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

TJ:SVG:JC:zu

c: Executive Office, Board of Supervisors
County Counsel
Auditor-Controller